



20240912000284010 1/3 \$255.50  
Shelby Cnty Judge of Probate, AL  
09/12/2024 04:02:58 PM FILED/CERT

STATE OF ALABAMA ]

## WARRANTY DEED

SHELBY COUNTY ]

KNOW ALL MEN BY THESE PRESENTS: That I, **GORDON R. BATSON and Nancy Batson** , herein called **GRANTORS**, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by **GORDON SCOTT BATSON and wife, JACCI BATSON, 1048 Pine Valley Drive, Calera, Alabama 35040**, herein called the **GRANTEES**, the receipt whereof is hereby acknowledged, do grant, bargain, sell and convey unto the Grantees, our interest in the following described property, situated in Shelby County Alabama, to wit:

**Lot 228, according to the survey of The Reserve at Timberline Phase 3, as recorded in Map Book 38, Page 53, in the Office of the Judge of Probate, Shelby County, Alabama.**

*This Warranty Deed is being prepared without an examination of the Shelby County Probate Records, and Earnest Ray White Attorney, makes no representation as to the title of the hereinabove described real property.*

TO HAVE AND TO HOLD the same unto the Grantees, and the heirs and assigns of the Grantee forever.

And we, covenant with the Grantees that we are lawfully seized in fee simple of said premises, that we are free of all liens and encumbrances, that we have a good right to convey the same, and that we and our heirs and personal representatives will warrant and defend the same to the Grantees and to the heirs and assigns of the Grantees forever against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set our hand and seal, this the 13<sup>th</sup> day of August, 2024.

Shelby County, AL 09/12/2024  
State of Alabama  
Deed Tax: \$227.50

  
GORDON R. BATSON

  
NANCY BATSON

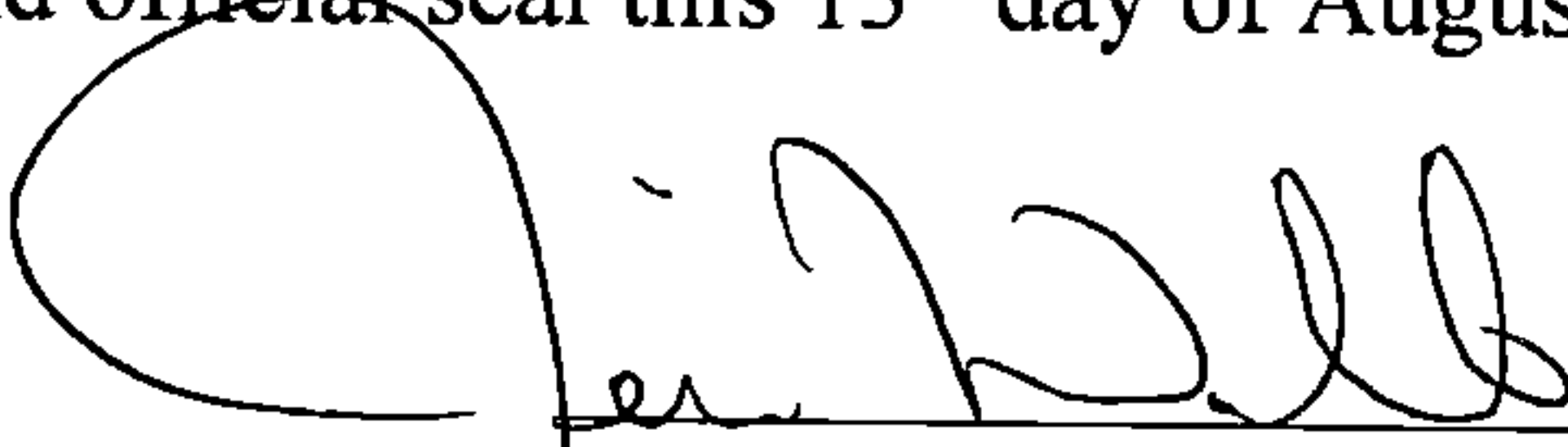
STATE OF ALABAMA     ]  
ESCAMBIA COUNTY     ]

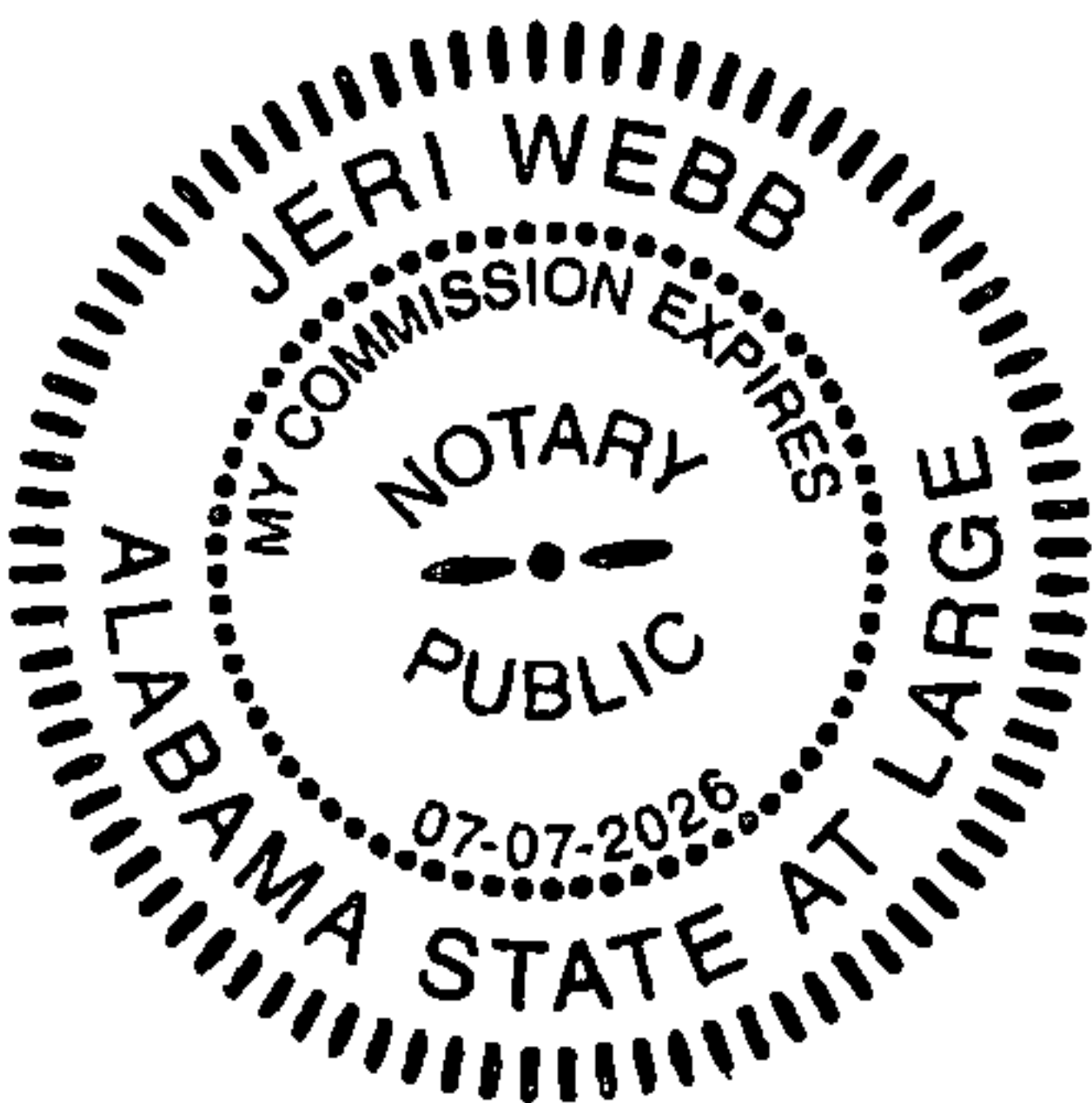
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I, the undersigned, a Notary Public in and for the State and County aforesaid, hereby certify that **GORDON R. BATSON and NANCY BATSON**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of August, 2024.

(SEAL)

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 7-7-26



This instrument prepared by:  
Earnest Ray White  
Attorney at Law  
Post Office Box: 829  
Brewton, Alabama 36426  
(251) 867-6222



# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Gordon + Nancy Batson  
Mailing Address 720 Edinburgh Ave  
Foley AL  
36535

Grantee's Name Scott and Jackie Batson  
Mailing Address 1048 Pine Valley Dr

Property Address 1048 Pine Valley Dr  
Calera AL 35040

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 227,300

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if a

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date \_\_\_\_\_

Unattested

(verified by)

Print

Sign

Jackie Batson

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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